

**TRANSFER
TAX
PAID**

WARRANTY DEED

57-249

Jean P. Houston a/k/a Jean P. Huston of Waterville, State of Maine for consideration paid, grants to **Stephanie J. Giroux** of Smithfield, State of Maine with **WARRANTY COVENANTS** the land in **Waterville**, County of Kennebec and State of Maine, bounded and described as follows, to wit:

PARCEL ONE

A certain lot or parcel of land, with the buildings thereon, situated in Waterville, County of Kennebec and State of Maine being bounded and described as follows, to wit:

Beginning at a point in the westerly line of a parcel of land conveyed to Louis J. Rosenthal, et al, by deed of William A. Smith, et al, dated August 19, 1921 and recorded in the Kennebec County Registry of Deeds in Book 592, Page 150 at the point of intersection of the northerly line of Abbott Street and which point is approximately three hundred feet westerly from the intersection of the northerly line of Abbott Street and the westerly line of May Street;

Thence to the north along the westerly line of the said Rosenthal lot a distance of one hundred feet;

Thence to the east, at right angles, a distance of fifty feet;

Thence to the south, at right angles, a distance of one hundred feet to the northerly line of Abbott Street;

Thence, at right angles, to the west along the northerly line of Abbott Street a distance of fifty feet to the point of beginning.

This conveyance is subject to the following restrictions, which are to run with the land to wit:

No building other than a private dwelling house for not over two-family occupancy, together with private garage for use by occupants of the house, shall be erected on said premises. No part of any building shall be placed nearer than twenty (20) feet from the line of any street, provided, however, that porticoes projecting not over three feet, steps and windows are to be allowed on said reserved space. No double-decked porches may be built on any house. Said dwelling house and garages shall cost not less than seventy-five hundred (\$7,500.00) dollars. The garage, unless built as part of the house, shall be set back at least sixty (60) feet from the line of the street. No animals of any kind shall be kept on the premises, excepting, however, household pets. No dwelling house shall be erected on any lot having less than fifty (50) feet frontage on the street.

Being the same premises conveyed by Ann M. Houston to Jean P. Houston by deed dated June 8, 2004 and recorded in the Kennebec County Registry of Deeds in Book 7991, Page 284.

PARCEL TWO

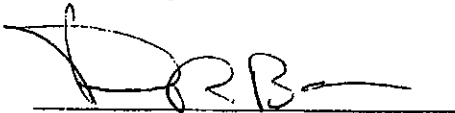
A certain lot or parcel of land situate in Waterville, in the County of Kennebec and State of Maine and further bounded and described as follows:

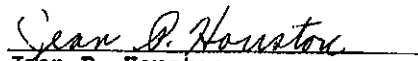
Beginning at the northeasterly corner of other land of the Grantees herein; thence in a northerly direction, forming an extension of Grantee's easterly line, a distance of one hundred (100) feet to a proposed street; thence westerly along the southerly line of a proposed street a distance of forty-nine (49) feet; thence southerly a distance of one hundred (100) feet to the northwesterly corner of other land of the grantees herein; thence easterly along the northerly line of other land of the grantees herein a distance of fifty (50) feet to the point of beginning.

The above described parcel of land is subject to the following restrictions, which are to run with the land, to wit: No building other than a private dwelling house for not over two-family occupancy, together with a private garage for use by the occupants of the house, shall be erected upon said premises. No part of any building shall be placed nearer than twenty (20) feet from the line of any street, provided, however, that porticoes projecting not over three (3) feet, steps and windows are to be allowed on said reserved space. No double decker porches may be built on any house. Said dwelling house and garage shall cost not less than seven thousand, five hundred (\$7,500.00). The garage, unless built as part of the house, shall set back at least sixty (60) feet from the line of the street. No animals of any kind shall be kept on the premises, excepting however, household pets. No dwelling house shall be erected on any lot having less than fifty (50) feet frontage on the street. In the event that the same owner owns contiguous lots having a continuous frontage of more than fifty (50) feet, then in such event, the restrictions herein shall apply to each full multiple of fifty (50) feet frontage. In other words, on a lot of land having a frontage of one hundred (100) feet on the street and being one hundred (100) feet deep, two (2) buildings may be erected in accordance with the restrictions herein. The grantor shall not be held responsible for the enforcement of these restrictions.

Being the same premises conveyed by Lewis J. Rosenthal to Donald A. Huston and Jean P. Huston, as joint tenants, by deed dated February 18, 1964 and recorded in the Kennebec County Registry of Deeds in Book 1333, Page 64. Donald A. Huston aka Donald A. Houston is deceased and Jean P. Huston aka Jean P. Houston acquired full title as surviving joint tenant.

WITNESS my hand and seal on May 30, 2008.

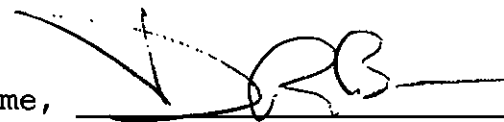

WITNESS


Jean P. Houston

May 30, 2008

THE STATE OF Maine
Kennebec, ss.

Then personally appeared the above named **Jean P. Houston** and
acknowledged the foregoing instrument to be her free act and deed.

Before me, 
Notary Public

DAVID R BUTLER
Notary Public - Maine
My Commission Expires
June 21 2014



Received Kennebec SS.
06/02/2008 8:51AM
Pages 3 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS